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THE MARIN COUNTYWIDE PLAN



COMMUNITY  
FACILITIES ELEMENT





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## I. INTRODUCTION

The Community Facilities Element addresses four major community services: police, fire, water, and sewer. In addition, other community facilities are discussed: schools, childcare, and telecommunications.

Community facilities were addressed to some extent in the "Plans for Planning Areas" section of the 1982 Countywide Plan. However, the 1982 plan did not contain a separate Community Facilities Element. This element expands on the discussion of urban service areas and service availability in the 1982 Countywide Plan.

### A. LEGAL AUTHORITY

A community facilities element is not a required element under State law. However, California planning law states that "the general plan may include any elements or address any...subjects which...relate to the physical development of the county or city" (Government Code Section 65303). The general plan guidelines prepared by the Office of Planning and Research state that "local governments may underscore their interest in public services and facilities by adopting an optional public facilities element."

The County developed an extensive database which identifies all existing and planned public facilities, as required by the California Government Code Section 65302(a). Because the availability of these public services may influence future land use patterns, it is important to include the Community Facilities Element as part of the Countywide Plan.

### B. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The Community Facilities Element is related to other elements, which address community facilities in the following manner:

*Community Development and Housing Elements:* Growth encouraged in areas with adequate public services and facilities.

*Environmental Hazards Element:* Discusses hazards which threaten life and property.

*Parks and Recreation Element:* Provides an inventory of parks, which are a community facility, and discusses recreation services.

*Trails Element:* Identifies fire roads used for recreation.

*Transportation Element:* Discusses the need for transportation access, which is critical for provision of public services, like firefighting.



## C. RELATIONSHIP TO OTHER GENERAL PLAN DOCUMENTS

This element is based on the findings in Community Facilities Technical Report #1, Provision of Services in Marin. Two policies in the Energy Element Technical Report #1 have been integrated into this element.

## D. ORGANIZATION OF THE ELEMENT

First, the Element describes and maps the sphere of influence of each of Marin's eleven cities. Next, the element describes provision of water, wastewater, fire, police, and other (school, childcare, telecommunications) services. Parks, also a community facility, are discussed in detail in the Parks and Recreation Element.

In order to maximize the efficiency of existing facilities, the objectives, policies, and programs of this element encourage growth in areas where services and facilities are available.

## II. EXISTING CONDITIONS AND PROJECTIONS

### A. URBAN SERVICE AREA AND SPHERE OF INFLUENCE

In accordance with the Knox-Nisbet Act of 1972, the Local Agency Formation Commission (LAFCo) establishes a sphere of influence (SOI) for each city. The SOI designates the probable ultimate physical boundaries and service area of a local government agency. An urban service area is the area within the SOI where urban development patterns can best be accommodated over the next five to ten years, given the availability of services and revenues (see Figure CF-1). The geographical boundaries of the urban service area are a function of several factors, the most important of which include:

Development potential and growth rate of the area;

Availability of vacant land to accommodate growth;

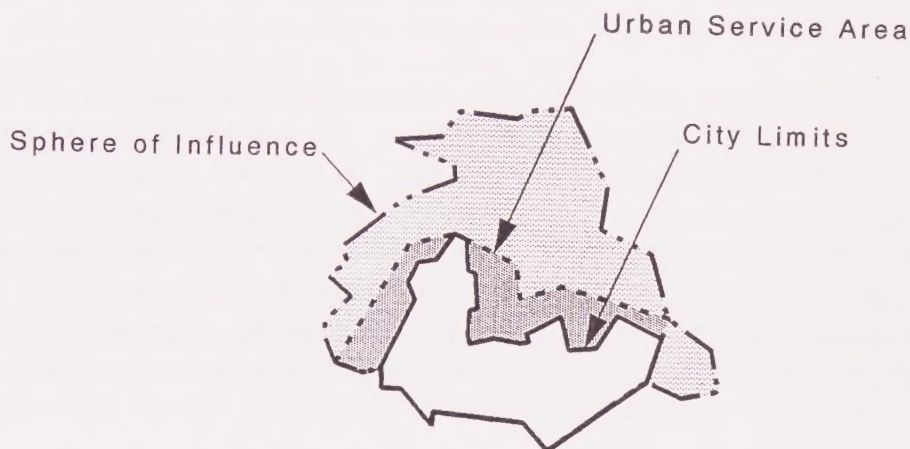
Availability and ability of existing services to accommodate growth, and;

Discouraging urban sprawl.

There are basic differences in the nature and function of city and County governments. Urban development requires the provisions of services such as police, fire, sewer, and water. These services are generally available or can be made available within incorporated areas. However, many unincorporated areas of the County are located in rural areas which have limited services and are unsuitable for urban levels of development. Many of the policies in this element direct growth toward the cities and discourage development where facilities are not available.



**Figure CF-1. Urban Service Area Concept**



The urban service area should be viewed as an area that represents a logical, orderly expansion of urban development patterns. Proposals for development in an urban service area must be reviewed by both the city and County.

It is desirable for unincorporated land within an urban service area to annex to the city at the time of development. Through rezoning of the unincorporated land, a city can demonstrate its intention to annex the land. The County should encourage developers to consult with the respective cities, and County development standards should reflect the various city objectives with its urban service area.

Islands of unincorporated territory are scattered throughout nearly all of Marin County's eleven cities. These islands create serious problems for the provision of public services. Special district service vehicles must travel through cities to provide sheriff, fire, and other services. In addition, confusion may arise in determining which agency has jurisdiction. Because many of these unincorporated areas could be more efficiently served by a city, efforts should be made to encourage annexation of the unincorporated islands.

There are eleven cities in Marin County. Eight of Marin's eleven cities are considering minor changes to their sphere of influence boundaries and LAFCo will begin conducting sphere of influence studies in fall 1992. Figures CF-2 through CF-12 show each city's urban service area, sphere of influence, and location of public buildings such as schools, police and fire stations, libraries, government centers, and post offices.



## 1. Issues Within the City-Centered Corridor

The designation of urban service area and sphere of influence boundaries may affect the future development pattern in an area. The following section addresses the issues in each of Marin's eleven cities.

### a. Sausalito

The Sausalito sphere of influence (SOI) extends northward from the Sausalito city limits, including the houseboat area and heliport east of Highway 101 and Marin City on the west (see Figure CF-2). There have been minor revisions to the SOI proposed along the northern edge of Coyote Canal. At the same time the city is undergoing a general plan update, LAFCo will be evaluating the city's sphere of influence. Sausalito's new general plan will recommend land use designations for the city's sphere of influence. The Marin City area is a large unincorporated area located within the Sausalito urban service area. It is unlikely that this area will be annexed to Sausalito in the next ten years. However, a development is likely to occur because Marin City is the site of a County redevelopment plan.

### b. Tiburon

The Tiburon sphere of influence (SOI) extends eastward from Highway 101 and includes the Strawberry area, portions of Ring Mountain, and all of the Tiburon Peninsula except the City of Belvedere. Approximately half of the area is unincorporated (see Figure CF-3). Along Paradise Drive, some pockets of incorporated land are interspersed with unincorporated development. The major growth areas in the Tiburon SOI are in the unincorporated community of Strawberry.

### c. Belvedere

This city is fully developed, except for a few parcels. No unincorporated areas fall within the City's sphere of influence (see Figure CF-4). All services are available and have recently been upgraded, or are undergoing improvement.

### d. Mill Valley

The Mill Valley sphere of influence lies to the west of Highway 101 and is bordered by Sausalito to the south and Corte Madera to the north (see Figure CF-5). A number of unincorporated communities fall within the Mill Valley sphere of influence, including Alto, Almonte, Tamalpais Valley, Homestead, Muir Woods Park, and Tennessee Valley. The Tamalpais Community Plan is the policy document guiding much of the development in this area.

The Muir Woods Park area is excluded from the Mill Valley Urban Service area because it is not served by the same agencies as the City of Mill Valley. In addition, the area is



unsuitable for much development, due to its steep forested slopes and soils which are poorly suited for septic systems.

Isolated pockets of urban development such as Alto should be included in the urban service area, and considered for annexation as provided for by the policies in this Element. The City of Mill Valley is considering adjusting the boundary of its urban service area to follow Highway 101 along the eastern edge, south to include the Shoreline Master Plan area and beyond Tennessee Valley Road on the southern edge.

e.       Corte Madera

The town limits of Corte Madera are nearly coterminous with its sphere of influence (see Figure CF-6). Only three unincorporated areas fall within Corte Madera's sphere of influence, Lucky Drive, Greenbrae Boardwalk, and Ring Mountain. Since the only access to the Greenbrae Boardwalk area is through Larkspur, consideration should be given to shifting Greenbrae Boardwalk from Corte Madera's sphere of influence to that of Larkspur.

f.       Larkspur

The City of Larkspur's sphere of influence stretches from the Marin Municipal Water District's watershed in the west to the end of the San Quentin Peninsula in the east (see Figure CF-7). Approximately one-third of the population within the sphere of influence resides outside the city, including the well-established unincorporated communities of Greenbrae, Kentfield, and Kent Woodlands. Because the potential residential and commercial development in the unincorporated communities is minimal, it is unlikely to have much of an impact on city services. The main issue in the Larkspur sphere of influence is the Greenbrae Boardwalk. It is recommended that the Greenbrae Boardwalk area be included in the Larkspur SOI, because the only access to Greenbrae Boardwalk is through Larkspur.

g.       San Rafael

The San Rafael sphere of influence extends over two alluvial valleys, the Las Gallinas and the San Rafael basins (see Figure CF-8). Most of the area in the Las Gallinas Valley is unincorporated and includes the communities of Lucas Valley, Marinwood, Los Ranchitos, and Santa Venetia. The City has shown little interest in annexing the several large and developed unincorporated islands, partly because these areas would require substantial public investment to bring services up to the city's standards.

The City of San Rafael, in cooperation with the St. Vincent's/Silveira Land Use Committee, the County of Marin, LAFCo, and other interested agencies, should remove the area east of the railroad tracks, north of the City limits, from the urban service area.

h. Ross

The Ross sphere of influence is along the western edge of the City-Centered Corridor and is bounded by San Anselmo to the north, San Rafael to the east, and Kentfield to the south (see Figure CF-9). The Town of Ross is essentially built out and the only undeveloped, unincorporated lands within its service area are owned by the Marin Municipal Water District. The town has designated these lands as "Public Park and Open Space" in its general plan, with the intent of maintaining them for open space and/or recreational purposes.

LAFCo is currently working on a study of the Ross sphere of influence. Preliminary findings indicate that the Ross General Hospital site should be included within the Ross SOI, and eventually annexed to the town. This site has been designated as higher density residential (15-20 units/acre) in the Ross General Plan.

i. San Anselmo

The San Anselmo sphere of influence is bounded by Fairfax on the west, San Rafael on the east, and Ross on the southern border (see Figure CF-10). The town is nearly built out and in the one large unincorporated residential area, Sleepy Hollow, the residents prefer to remain in an unincorporated area.

j. Fairfax

The Fairfax sphere of influence covers a large area, much of which is in public or quasi-public use (see Figure CF-11). Because unincorporated areas have developed adjacent to or just beyond town limits, sheriff's deputies and firefighters must travel on city streets to reach their destination. The Town of Fairfax should prezone all unincorporated lands within the urban service area.

k. Novato

The current Novato sphere of influence extends to the northern end of Marin County's City-Centered Corridor and/or the northern city limit boundary (see Figure CF-12). The areas within the urban service area and the sphere of influence will probably continue to feel intense development pressure. Major unincorporated areas on the city's fringe include Blackpoint, Atherton Avenue, Pinheiro Ridge, North Novato, West Novato, and Indian Valley. Significant growth opportunities still remain within both incorporated and unincorporated areas of Novato's sphere of influence.

The future of the Pinheiro Ridge and North Novato Area have generated a great deal of interest. Both of these areas are outside the urban service area as defined by LAFCo, but within the SOI. There are discrepancies between the urban service area boundaries defined by LAFCo and the boundaries defined by the City. This issue should be resolved with the next update of the Novato General Plan and the Novato Sphere of Influence Study. In



addition, the SOI boundary should be adjusted to account for the discrepancy between City-Centered Corridor and SOI boundaries.

## 2. Outside the City-Centered Corridor

Many community facilities exist outside of the City-Centered Corridor, including fire stations and schools. Figure CF-13 shows the facilities located within the Inland Rural Corridor and Figures CF-14 and CF-15 show facilities located in coastal communities.

### III. SERVICE PROVISION

#### A. WATER SERVICES

Marin County is served by five water districts (see maps in the Community Facilities Technical Report #1 Provision of Services in Marin County). These districts obtain water from reservoirs, groundwater, and interties with other agencies. Districts are responsible for providing water to residents and seeking new sources of water when projections indicate a potential long-term supply problem.

Water demand forecasting is done using population projections, buildout scenarios, and estimates of per capita water use. Districts need to review population and water use trends periodically, in order to avoid a long-term shortage.

**Table CF-1. Water Availability (in acre-feet per year)**

Water District	1987 Supply	1987 Demand
Marin Municipal Water District	35,000	33,000
North Marin Water District	13,950	9,803
Stinson Beach County Water District	323	184
Bolinas Public Utility District	175	175
Inverness Public Utility District	392	95

#### 1. Marin Municipal Water District

The Marin Municipal Water District (MMWD) serves approximately 167,000 people in southern and central Marin County. The MMWD obtains its water supply from several reservoirs within its boundaries and from an intertie line to the Russian River. The District's present water supply system is capable of delivering 35,000 acre-feet annually. However, the District has determined that the present system has a net safe yield of 30,000 acre-feet. During a two year drought this water production level could be maintained if consumers conserved 15% during the first year and 35% during the second year. Between

1986 and 1987, demand was 32,852, which left only 2,148 acre-feet available for additional development.

By the time of buildout (estimated at 2025 in the Master Plan), the District estimates a population of between 186,193 (low) to 201,736 (high) and a water demand of 38,600 acre-feet to 41,800 acre feet. In November 1992, voters approved a bond issue to finance a pipeline that will carry more Sonoma County water to the MMWD. In March 1993, the MMWD and the North Marin Water District approved an agreement to send more Russian River water through the pipeline that connects the districts. With additional water from Sonoma County and aggressive conservation programs, the MMWD will have enough water (40,000 acre-feet) to serve existing and future development until the year 2025. A moratorium, enacted in February 1989 was lifted in March 1993.

## 2. North Marin Water District

The North Marin Water District (NMWD) provides water to the City of Novato and surrounding areas. The NMWD has two water sources: Stafford Lake and the Russian River (via an aqueduct connection to the Sonoma County Water Agency aqueduct system). NMWD's annual water production in fiscal year 1987-1988 was 9,850.

In its current agreement with Sonoma County Water Agency, NMWD has priority rights to use surplus capacity in the Sonoma County aqueduct system. These contractual rights allow the District to meet additional demand to the turn of the century. However, these contractual rights are not considered permanent and NMWD is negotiating with the Sonoma County Water Agency for an additional firm water supply of approximately 6,900 acre-feet. The additional water from Sonoma will increase NMWD's normal safe annual yield to 17,750 acre-feet.

The amount of water needed at buildout for the District jurisdiction is 18,200 acre-feet. This projection is based on the Countywide Plan Projections and including expected new irrigation demand for parks and golf courses. Much of the new park and golf course demand is expected to be offset by use of recycled wastewater and savings anticipated from NMWD's water conservation program. NMWD is currently working with the Novato Sanitary district to develop recycled water.

## 3. Stinson Beach County Water District

The Stinson Beach County Water District (SBCWD) serves water to 600 connections, including residential, commercial, and State and Federal Park recreational uses. In 1987, the SBCWD produced 184 acre-feet of water. The water supply estimate is 323 acre feet, assuming normal rainfall conditions. Although the water supply is adequate, summer time visitors create a period of high peak demand. Supply can be constrained by drought conditions and peak demand.



#### 4. Bolinas Community Public Utility District

The Bolinas Community Public Utility District (BPUD) provides water to 559 residential connections, three agricultural connections, and nineteen commercial connections. The District has an estimated annual safe yield of 175 acre-feet, which is equal to the demand in 1987. Because of the limited water supply, Bolinas has had a moratorium on new water hookups in effect since 1971.

#### 5. Inverness Public Utility District

The Inverness Public Utility District serves 485 connections. The District has estimated that ultimate development will result in a total of 525 connections, roughly an 8% increase. The IPUD currently produces 95 acre-feet of water per year. Water supply problems may arise during summer peak use periods and during a drought, although supplies appear to be sufficient under normal rainfall conditions. The District has instituted a conservation program to alleviate problems during peak use periods.

#### 6. Dillon Beach

Water supply to the town of Dillon Beach is provided by two privately owned water companies: Coast Springs Water Company and Estero Mutual Water Company. Both companies receive water from local wells. Coast Springs has 200 service connections and Estero Mutual has 102 service connections.

#### 7. Muir Beach

The Muir Beach Community Services District serves approximately 150 residences. The District relies on groundwater pumped from wells located in the Frank Valley. The water supply is limited, particularly in dry months. The water supply has the potential to limit future development in the Muir Beach area.

### B. WASTEWATER SERVICES

There are nine sanitary treatment plants in Marin County and each plant may serve several agencies. Table CF-2 shows design capacity and demand in 1991.

#### 1. Sewerage Agency of Southern Marin

The Sewerage Agency of Southern Marin (SASM) has six member agencies providing sanitary collection services: the Richardson Bay Sanitation District; the City of Mill Valley; the Tamalpais Community Services District; the Alto Sanitary District; the Almonte Sanitary District; and the Homestead Sanitary District. The SASM service population is approximately 25,000.

Wastewater is pumped to the treatment plant located in Mill Valley. The plant is designed to process a maximum dry weather flow of 2.9 million gallons per day. Average dry weather flows between 1985 and 1987 were 2.58, or 89% of plant capacity. Estimates indicate that plant capacity may be exceeded in ten to twenty years.

More detailed information on each member agency is available in Technical Report # 1, Community Facilities.

## 2. Central Marin Sanitation Agency

The Central Marin Sanitation Agency (CMSA) was formed in 1979 to oversee planning, construction and operation of a wastewater treatment plant in central Marin. CMSA member agencies are: Sanitary District #1, Sanitary District #2, the City of Larkspur, and the San Rafael Sanitation District.

CMSA's dry weather design capacity is ten million gallons per day. In 1987, dry weather flows were 7.9 million gallons per day. It is possible that actual operating capacity may exceed the dry weather design capacity of ten million gallons per day. Therefore, the plant's capacity should be reevaluated before additions to the plant are considered.

## 3. Sausalito/Marin City Sanitary District

The Sausalito/Marin City Sanitary District provides treatment for the City of Sausalito and Marin City. The District has undergone improvements to its filtration system to reduce suspended particles. The District is near capacity for wet weather peak flows, and cumulative development will push the system over capacity by a half million gallons a day. The District has two options for accommodating future growth, either installing additional holding tanks or requiring that new development create on-site storage facilities to hold wet weather wastewater for 24 hours or longer.

## 4. Sanitary District #5

Sanitary District #5 serves portions of Tiburon and neighboring incorporated areas and provides services for collection and treatment of sewage. In some areas, problems persist with wet weather infiltration but the district has instituted improvement programs. The District will not reach its capacity, due to a reduction in projected buildout levels in its jurisdiction.

## 5. Seafirth Treatment Plant

The Seafirth treatment plant is located between Corte Madera and Tiburon and provides sanitary treatment for approximately 100 homes. This plant has had ongoing operating problems and residents have requested annexation to either Tiburon or Corte Madera. However, neither agency has agreed to annexation because of the difficulties in providing sewer service. LAFCo is evaluating the situation.



## 6. Las Gallinas Valley Sanitation District

The Las Gallinas Valley Sanitation District (LGVSD) maintains a treatment plant, which was upgraded in 1983. Currently, maximum dry weather flow design capacity is 2.92 million gallons per day. In 1987, dry weather flows were 2.55 million gallons per day.

The plant is expected to be at capacity by 1996. Minor plant expansion could provide additional capacity and is anticipated to begin in a couple of years. Additional major development, such as the St. Vincent's/Silveira property, would require a major expansion project and purchase of additional land for wastewater irrigation.

## 7. Novato Sanitation District

The Novato Sanitation District (NSD) operates treatment plants in Novato and Ignacio. The Novato plant was upgraded in 1987 and provides tertiary treatment. The plant has a maximum dry weather flow capacity of 4.6 million gallons per day and sufficient capacity to meet buildout as projected by the Novato General Plan to the year 2001.

In 1986, major improvements were completed at the Ignacio plant. It now has a dry weather flow capacity of 2.1 million gallons per day. This plant will undergo improvements in order to provide better water quality and increase capacity. The Ignacio plant will eventually serve development on the Hamilton site.

## 8. West Marin

In West Marin, the Bolinas Community Public Utility District (BCPUD) provides collection, treatment, and maintenance for the Bolinas sewer system. Only about one third of the buildings in the community are hooked up to the system. The rest are on septic systems.

The treatment plant was built in 1975 and is designed to treat up to 65,000 gallons per day in the year 2000. The District uses the reclaimed water to irrigate 65 acres of land. There is no outfall of treated wastewater. In 1987, the plant was at 46% of capacity.

In Dillon Beach, sewer service to the Oceana Marin subdivision is provided by the North Marin Water District. The gravity system flows to a lift station and effluent is discharged into two 3-million gallon ponds located on the ridge top east of the subdivision. The remainder of the Dillon Beach community uses septic systems.

The town of Tomales opened a new sewage collection and service system in 1977. The system is designed to handle waste from the existing residences and commercial establishments, the school facilities and approximately 50 new residential units. Any development beyond that would require expansion of the treatment plant facilities.

The remainder of West Marin communities, including San Geronimo Valley, Olema, Stinson Beach, and coastal communities are on septic systems.

**Table CF-2. Sanitary Treatment Plan Design Capacities (Dry Weather)**

<b>Agency</b>	<b>Capacity (MGD) in 1987</b>	<b>Flows (MGD) in 1987</b>	<b>% Capacity Remaining in 1987</b>	<b>Year Capacity Reached</b>
Sausalito/Marin City	1.73	1.50	13	2001
SASM	2.90	2.60	10	2003
San. District #5	0.98	0.75	23	2001
CMSA	10.00	7.90	21	2001
Las Gallinas San. District	2.92	2.55	13	1996
Novato				2001
"Novato"	4.60	3.14	32	
"Ignacio"	2.10	1.63	22	
Bolinas P.U.D.	.07	.03	54	2000

## C. FIRE PROTECTION

Fire protection in Marin County is provided by the sixteen fire protection districts shown in Figure CF-16. The Marin County Fire Department provides fire protection in the State Responsibility Area shown in Figure CF-17. The locations of the fire stations are shown on the community facilities maps, Figures CF-2 through CF-15.

On November 10, 1992, the Board of Supervisors adopted an ordinance requiring the installation of automatic sprinklers in all new structures in the County and in most structures undergoing a substantial remodel. This ordinance will mitigate the impact of new development on the various fire protection districts.

### 1. Novato Planning Area

The Novato Fire Protection District provides fire protection for the entire Novato Planning Area. The District requires that new development have non-combustible roofing materials, routine brush clearance, and sprinklers. The District has an adopted master plan calling for the relocation of two stations. Relocation will improve service to the northeastern portion of the District. A new station will be needed to serve development on Hamilton Air Force Base.

### 2. Las Gallinas Valley and San Rafael Basin Planning Areas

The San Rafael Fire Department serves the City of San Rafael. Service Area 19 (CSA 19) protects Los Ranchitos, and unincorporated islands in the San Rafael sphere of influence.



The Marin County Fire Department enforces State brush clearance laws within the high fire danger areas of Santa Venetia. The Marinwood Fire Department serves Lucas Valley.

Fire protection in these areas is generally adequate. However, increases in staff may be needed in Terra Linda to respond to increased service demands.

3. Upper Ross Valley Planning Area

The Upper Ross Valley Planning Area is protected by the Ross Valley Fire Department (RVFD) and the Ross Fire Department. The RVFD serves Fairfax and the entire San Anselmo sphere of influence, including Sleepy Hollow. The Department best serves areas within the sphere of influence that have detection and extinguishing systems.

The Ross Fire Department provides fire protection to the Town of Ross. Because Ross is nearly built out, the town does not plan to expand its fire department.

4. Lower Ross Valley Planning Area

The Lower Ross Valley Planning Area is protected by the Corte Madera Fire Department, Larkspur Fire Department, Kentfield Fire Protection District, and the County Fire Department located in Marin City. Providing service to this area can be difficult, as some locations are beyond a five-minute response time and hillside areas may have limited access. The County Fire Department is responsible for providing fire protection to San Quentin Prison.

5. Richardson Bay Planning Area

The Richardson Bay Planning Area is protected by the Mill Valley Fire Department (MVFD), Alto-Richardson Bay Fire Protection District, Tamalpais Fire Protection District (TFPD), Sausalito Fire Department, and the Tiburon Fire Protection District. Some areas in the Mill Valley Fire Department's jurisdiction are beyond the desired five-minute response time. Inadequate water flows create problems throughout the planning area. Some of the water mains can carry only 500 gallons per minute rather than the 1,500 gallons per minute often used as the standard for insurance rating purposes.

The unincorporated areas in the Sausalito sphere of influence are the responsibility of the County Fire Department. The nearest station is located in Marin City and all structures in Marin City can be reached within five minutes.

6. West Marin

The Bolinas Fire Protection District, Inverness Public Utility District, and Stinson Beach Fire Protection District provide fire protection for these West Marin communities. The agencies rely heavily on volunteers and fire protection is adequate. The remainder of West Marin including San Geronimo Valley, Point Reyes Station, Olema, and Tomales fall

within the State Responsibility Area. The State contracts with the County to provide fire protection for the State Responsibility Area.

#### D. POLICE PROTECTION

Police protection in the incorporated cities is provided by each city's police department. Unincorporated areas are protected by the County Sheriff. There are County Sheriff stations at the Marin County Civic Center, Marin City, and Kentfield. The Marin City station is the busiest in the county and could benefit from additional officers.

Police protection in the county is generally adequate and the locations of the police stations are shown on the community facilities maps, Figures CF-2 through CF-15.

#### E. OTHER COMMUNITY FACILITIES AND SERVICES

##### 1. School Facilities

Marin County has fifteen elementary school districts, two high school districts, and two unified school districts (K-12) (see Figure CF-18). The location of county schools are shown in Figures CF-2 through CF-15.

Enrollment appears to be increasing, particularly in the elementary schools. Several districts are considering reopening closed schools. The County Community Development Agency often provides data which the school districts use to prepare their enrollment projections. The Community Development Agency should continue to provide this information to the schools to aid in determining facility needs. It would be desirable for the school districts to keep these sites and lease the space, rather than outright sale of the property. Retaining control of the school sites will allow the schools to be used again, if needed.

In 1986, school districts were given authority to collect development fees and use the fees for construction of permanent facilities (California Government Code Section 65970 et. seq.). Development fees supplement State funds and enable school districts to accommodate projected growth by building new facilities or expanding existing facilities. While these fees help mitigate the impact of new development, schools will continue to be largely dependent on State funding.

At present, the following school districts collect development fees: Kentfield, Larkspur, Mill Valley, Reed Union, Ross Valley, San Rafael Elementary, and Novato Unified. The County assists school districts in collecting these fees by requiring proof of development fee payment prior to County issuance of a building permit.



## 2. Childcare

There are nearly 32,000 families in Marin County with working parents. Half of these working families need some form of childcare. The other half may share childcare responsibilities with spouses, work flexible hours or at home, or they may have some other arrangement which does not involve child care.

There are 8,202 children in licensed child care programs in Marin County and 6,593 licensed child care slots. Since many children are in part-time care, the number of children needing day care exceeds the number of slots. Supply exceeds demand by 744 vacancies in pre-school programs. Despite the number of vacancies, waiting lists may exist at individual facilities, especially those facilities which provide subsidies. The distribution of children in child care programs in Marin County is shown in Table CF-3.

**Table CF-3. Children in Licensed Child Care Programs in Marin County**

<b>Age of Child</b>	<b>Family Day Care Home</b>	<b>Child Care Center</b>	<b>Total for Age Group</b>
Under 2 years	408	290	698
2-5 years	851	4,318	5,169
6 years and over	312	2,023	2,335
<b>Total in Program</b>	<b>1,571</b>	<b>6,631</b>	<b>8,202</b>

Source: "California Inventory of Child Care Facilities" issued by the California Child Care Resource and Referral Network, San Francisco, February 1987.

There are two types of child care programs, the child care center and the family day care home. The two programs have distinctly different uses, which is a major consideration in review of use permit applications and zoning designations. A child care center is a facility with more than twelve children. Residences generally do not qualify as a child care center. Child care centers are licensed by Community Care Licensing, State Department of Social Services, Santa Rosa Regional Office.

A family day care home provides care, protection and supervision for 12 or fewer children in the caregiver's own home. The primary caregiver must live in the home and be present at least 80% of the time. The Marin County Department of Social Services is under contract with the State Department of Social Services to license family day care homes.

State law makes a distinction between small family day care homes (less than six children) and large family day care homes of seven to twelve children. For the purpose of local ordinances and land use, use of a residence as a small family day care home is considered a residential use of property. Child care facilities with more than six children are allowed in all zoning categories with a conditional use permit.

### 3. Telecommunications

Telecommunication is the transmission of information from one point to one or more other points using radio frequency signals. /The accommodation of the demand for telecommunication products and services has specific and critical implications for land use policy in Marin County. /The implications vary, depending on whether the telecommunication facilities are a major use on a property, such as a transmitter tower site, or a minor use accessory to a residential or commercial development, such as a satellite dish antenna for a single-family residence or microwave dish antenna mounted on a commercial building. Since many telecommunications facilities need to be located at high elevations in order to transmit and receive signals effectively, the location of telecommunications facilities may be within the ridge and upland greenbelt areas identified in the Countywide Plan.

Residents in the county may object to the placement of such facilities in visually prominent scenic areas, which are often in close proximity to major open space or recreational lands. However, the County must accommodate telecommunication facilities and mitigate the potential adverse impacts of telecommunication facilities through regulation, for the following two reasons:

Such facilities are necessary for the quality of life and economic well-being of people in Marin County. /Telecommunication facilities provide necessary services, ranging from television to radio communication with emergency response vehicles; and

Federal regulations would not permit total prohibition nor unreasonable regulations that interfere with the provision of telecommunications services.

The Federal Government has primary regulatory power over telecommunications facilities through the Federal Communications Act. However, local regulations can prescribe land use and construction guidelines for telecommunications facilities. /The Federal Communications Commission can preempt local regulations that prohibit or discriminate against building or expanding telecommunications facilities.

The State of California also regulates some telecommunications facilities which are considered public utilities. The California State Public Utilities Commission (CPUC) maintains that local jurisdictions cannot prohibit or restrict utilities such as cellular phone installations.

Due to the tremendous increase in demand for telecommunications products and services, Marin County has prepared the Telecommunication Facilities Policy Plan. This plan contains detailed information about telecommunications facilities and potential impacts and includes policies dealing with land use compatibility, mitigation of visual impacts, mitigation of non-ionizing electromagnetic radiation, public safety, and operational



impacts. These policies are incorporated by reference in the Community Facilities Element of the Countywide Plan.

#### 4. Waste Management

##### a. Solid Waste Management

Garbage collection in the county is governed by 22 franchising agencies. They include ten of the eleven cities, eleven special districts, and the County. Each agency franchises with one of seven private haulers, with the exception of one special district that provides its own service.

Two permitted landfills operate in the county. They are Redwood Landfill north of Novato and the West Marin Landfill north of Point Reyes Station. Both are privately owned and operated. In 1990, about 256,000 tons of waste were disposed of at the two facilities. Most (97%) of the waste was disposed of at Redwood Landfill. Recent projections estimate that 3 million tons will be disposed of at these landfills over the next fifteen years, even with aggressive recycling and composting efforts.

In addition to disposing of solid waste, Redwood Landfill disposes of non-hazardous sewage sludge. In 1990, Redwood accepted 173,000 tons of wet sludge, dried it, and then disposed of the 59,000 dry tons in the landfill. About six percent of the sludge was from treatment plants in the county. The remainder was from treatment plants throughout the Bay Area.

The current solid waste facility permits for each landfill do not indicate their capacity or lifespan. Redwood Landfill has applied for permit revisions to make improvements to the landfill that would increase its capacity. It is anticipated that the improvements, as well as increased recycling and resource recovery activities throughout the county, may provide disposal capacity well beyond the year 2000.

The West Marin Sanitary Landfill has capacity that will last beyond the year 2000 without any permit revisions. Specific recycling and reuse of material at the landfill would maximize the life of the landfill. The landfill is and will continue to provide recycling facilities for the West Marin area public customers. Recycling activities could include: 1) serving as a recycling center for West Marin, including recycling of organic material, aluminum, ferrous metals, glass, plastics, and toxics; and 2) reuse of organic and construction debris which could be chipped and combined with manure, sand and household organic waste to produce commercially marketable topsoil. Focusing the use of the landfill on these local recycling and re-use activities would help to maximize the life of the landfill. The pending landfill expansion proposal will be subject to detailed environmental review in order to assure that the project minimizes traffic impacts and provides an environmentally sound landfill which does not create water quality impacts on Tomasini Creek or Tomales Bay. As required, the landfill must presently be operated and must continue to be constructed and operated in an environmentally sound manner.

The curbside collection of separated recyclables is now available to most single-family residences, some multi-family complexes, and many commercial districts throughout the county. Most of the collected materials are processed at the Marin Recycling Center in San Rafael. Additional resource recovery services are provided at the Marin Resource Recovery Facility in San Rafael. These facilities are privately owned and operated.

The county's waste management system is further described in the Source Reduction and Recycling Element, an element of the County Integrated Waste Management Plan which was prepared in accordance with the California Integrated Waste Management Act of 1989 ("AB 939"). The Element (adopted in March 1992) outlines a course of action for meeting the state's mandate of diverting 25% of the wastestream from disposal by 1995 and 50% by the year 2000. Diversion may include source reduction, recycling, composting, and limited transformation, such as wood incineration. In 1990, city-specific diversion rates ranged from 16% to 36%.

b. Household Hazardous Waste Management

The County has sponsored collection days for household hazardous waste for Marin County and its cities since 1986. In addition, several private facilities provide year-round drop-off areas for specific recyclable materials, such as motor oil, car batteries, and latex paint. Wastes collected at the collection days and drop-off facilities are recycled, treated, or disposed of at facilities outside the county. The County is working towards establishing a permanent program that will more effectively collect and recycle household hazardous waste throughout the county. The current program and plans for future programs are described in the Household Hazardous Waste Element (approved March 1992) of the County Integrated Waste Management Plan.



#### IV. OBJECTIVES, POLICIES, AND IMPLEMENTATION PROGRAMS

**Objective CF-1. Coordination.** To coordinate decisions between the County and cities on land use management and development in urban fringe areas.

**Policy CF-1.1**                      **Zoning Within Urban Service Areas.** In order to encourage annexation, the County's zoning of unincorporated lands in urban service areas should permit less intensive development than is permitted by the city, unless otherwise mutually agreed upon or specified in an adopted community plan.

**Program CF-1.1a**                      Subdivision of Unincorporated Land. Subdivision of unincorporated land within the urban service area should be allowed at rural level zoning levels (e.g. an area is not in need of urban services--at a density low enough not to require a sewer hook up, an urban level of police protection and fire service, major roads, etc.) or by zoning specified in an adopted community plan, whichever density is greater.

**Policy CF-1.2**                      **Zoning Outside Urban Service Areas.** Outside urban service areas, the County zoning shall discourage development requiring urban levels of service, except when the surrounding area and/or the area itself is fully developed.

**Policy CF-1.3**                      **Development Applications.** All development applications within a city's urban service area should be reviewed by the city to ensure consistency with its land use and development policies.

**Program CF-1.3a**                      Subdivision and Master Development Plans. Subdivision and master development plans involving unincorporated land within a city's urban service area shall be submitted to the city for planning action and annexation. This approach awards the "right of first review" to the affected city to perform the planning analysis of any development plan requiring urban services.

**Policy CF-1.4**                      **Development of Unincorporated Land.** Prior to development of vacant unincorporated lands within an urban service area, the unincorporated territory should seek annexation to the city, unless the city signifies that it does not desire to annex the lands at that time.

Program CF-1.4a      Annexation. Within the urban service area, city annexation will accompany approval of the development plan, if the city agrees.

Program CF-1.4b      City Annexation Programs. Cities should adopt resolutions establishing programs for annexation of unincorporated lands located within the affected city's urban service area.

Program CF-1.4c      Development Policies Within Cities. Cities should amend their general plans and implementing ordinances to insure that their development policies within the unincorporated portions of their urban service areas are known.

Program CF-1.4d      Prezoning. Cities should prezone all land located within their designated urban service area (as allowed by Section 65859 of the California Government Code).

**Objective CF-2. Discouraging Sprawl. To encourage urban development to occur in cities and discourage sprawl (consistent with LAFCo policies).**

**Policy CF-2.1      Rural Land.** The County will maintain the rural character of lands located in the Coastal Recreation Corridor and the Inland Rural Corridor, consistent with the applicable objectives, policies, and programs in the Environmental Quality Element, the Community Development Element, and the Agriculture Element.

**Policy CF-2.2      Review of the Urban Service Area.** The urban service area should be reviewed every five years by the affected jurisdiction, LAFCo, the County, and neighboring jurisdictions, and the area revised to reflect changes in land demand and the availability of urban services.

**Objective CF-3. Efficient Provision of Services. To maximize the use of existing, available services before providing new or expanded services.**

**Policy CF-3.1      Extension of Special Assessment Districts.** The County shall not consider extension of special assessment districts unless it is determined that the increased service will not exceed the need for services identified for planned levels of growth.

**Policy CF-3.2      Special Districts.** A special district should only be created after it has been demonstrated that services cannot be better provided through the County, annexation to a city, or annexation to an existing special district.



**Policy CF-3.3**                      **Consolidated Service Areas.** In areas where it might be possible to combine governmental services, consolidated service areas should be defined.

Program CF-3.3a                      Feasibility of Consolidation. Studies should be undertaken which ascertain the feasibility and desirability of consolidating identified service areas.

**Policy CF-3.4**                      **Extension of Service.** Utilities and treatment facilities serving developed areas and areas designated as developable in the Countywide Plan or in local plans should be improved, if necessary, before service is extended to new areas.

Program CF-3.4a                      Expansion and Infill. The County will encourage the improvement of existing facilities, as well as infill development.

**Policy CF-3.5**                      **Technical Assistance.** Local public agencies should improve the efficiency of operations through using available technical assistance programs in construction, operation and maintenance, and purchasing.

Program CF-3.5a                      Energy Management Studies. The County should encourage governmental agencies (especially the Public Works Department), special districts, public utilities, and school districts to conduct energy management studies that evaluate immediate and long-term opportunities for energy savings and use of local renewable sources.

**Objective CF-4. Balancing Growth and Services.** To manage growth in a manner consistent with the ability of cities and districts to provide services.

**Policy CF-4.1**                      **Developed Unincorporated Land.** Developed unincorporated lands that benefit from or have the potential to benefit from city services after annexation should be included in a city's urban service area.

**Policy CF-4.2**                      **Annexation of Developed Unincorporated Land.** All developed unincorporated lands inside a city's urban service area should annex to the city, if possible.

**Policy CF-4.3**                      **Vacant Unincorporated Land.** Vacant unincorporated lands that are contiguous to a city should be included in the urban

service area, if the city is willing to provide and capable of providing services to the area.

**Policy CF-4.4**                      **Annexation of Vacant Undeveloped Land.** Undeveloped lands outside the urban service area should not be considered for annexation.

**Policy CF-4.5**                      **Land Unsuitable for Development.** Areas that are not suitable for development because of natural hazards or resource value should not be included in an urban service area, unless they fall within a city limit.

**Policy CF-4.6**                      **Compensation for City Services.** Cities should not be expected to serve unincorporated areas directly or indirectly without full compensation by the residents of the unincorporated areas, through appropriate financing or assessment districts (i.e. County Service Areas).

**Objective CF-5. Public Facilities.** To plan for all types of public facilities (schools, transit, water, and sewer) in accordance with Countywide Plan policies and city policies.

**Policy CF-5.1**                      **Levels of Service.** Public and private services should be designed to accommodate the level of development planned by the cities and the County.

**Policy CF-5.2**                      **Cost of Facilities.** New development should pay the cost of the infrastructure it requires and the public services it receives.

Program CF-5.2a                      Fair Share. Studies should determine the "fair share," or cost of providing public services and facilities to new development.

**Policy CF-5.3**                      **Minimize Cost.** Public facilities should be designed to minimize both short-term and long-term construction, operation, and maintenance costs.

**Policy CF-5.4**                      **Wastewater Reuse.** Wastewater should be recycled for reclamation and reuse when feasible.

**Policy CF-5.5**                      **Location of Community Facilities.** Community facilities such as libraries, social service offices, recreation centers, and other community facilities should be placed in locations that are served by public transportation, to the greatest extent possible.



- Policy CF-5.6**                      **Barrier-free Design.** Community facilities should be designed or rehabilitated to remove barriers to disabled persons.
- Policy CF-5.7**                      **Energy Criteria.** Energy efficiency and renewable energy use should be included as criteria for approving and designing capital improvements projects for all agencies and special districts.
- Policy CF-5.8**                      **Waste Management.** The County Community Development Agency and Office of Waste Management will continue to implement the Marin County Source Reduction and Recycling Element (1992).
- Objective CF-6. Provision of Child Care.** To facilitate the provision of quality child care.
- Policy CF-6.1**                      **Establishment of Facilities.** The County should encourage the establishment of childcare facilities in suitable locations. An example of a suitable location for childcare facilities would include surplus school sites, and before and after care should be encouraged at existing school facilities. Other locations might include residential areas for small scale child care facilities and areas near major employment centers.
- Program CF-6.1a**                      Assess Regulations. The County should undertake an assessment of current zoning regulations and definitions pertaining to child care. If necessary, the County should propose changes which would facilitate the provision of services. Refer to Objective H-2 Accessibility to Health and Social Services and its corresponding policies and programs in the Housing Element.
- Objective CF-7. Adequate School Facilities.** To ensure that adequate school facilities are available to serve the future needs of Marin County residents.
- Policy CF-7.1**                      **Facility Needs of School Districts.** The County Community Development Agency should coordinate with the school districts in providing demographic data which the schools may use in projecting facility needs.
- Policy CF-7.2**                      **Reuse of School Facilities.** Preserve existing school sites in public ownership by encouraging leasing of school facilities for other appropriate uses. Such uses might include, but are not limited to: child care, private schools, office space, and artist studio space.

**Policy CF-7.3**

**Compatibility of Uses.** When school sites are sold and proposed for development, the future use and proposed development should be compatible with the surrounding neighborhood. Every effort should be made to preserve recreational uses of these sites.

**Program CF-7.3a**

**Rezoning of School Sites.** Planning staff should analyze the potential for rezoning of school sites in order to ensure that future land use will be compatible with the area.

**Objective CF-8. Telecommunications Facilities.** To ensure that the siting and design of telecommunication facilities is compatible with other land uses, minimizes visual impacts, minimizes potential health risks, provides protection from vandalism and fire hazards, and minimizes impacts on adjacent uses.

Telecommunications policies in the Telecommunication Facilities Policy Plan adopted by the Board of Supervisors in 1990 are incorporated by reference into the Community Facilities Element of the Countywide Plan.



Figure CF-2  
Sausalito Community Facilities  
and Sphere of Influence

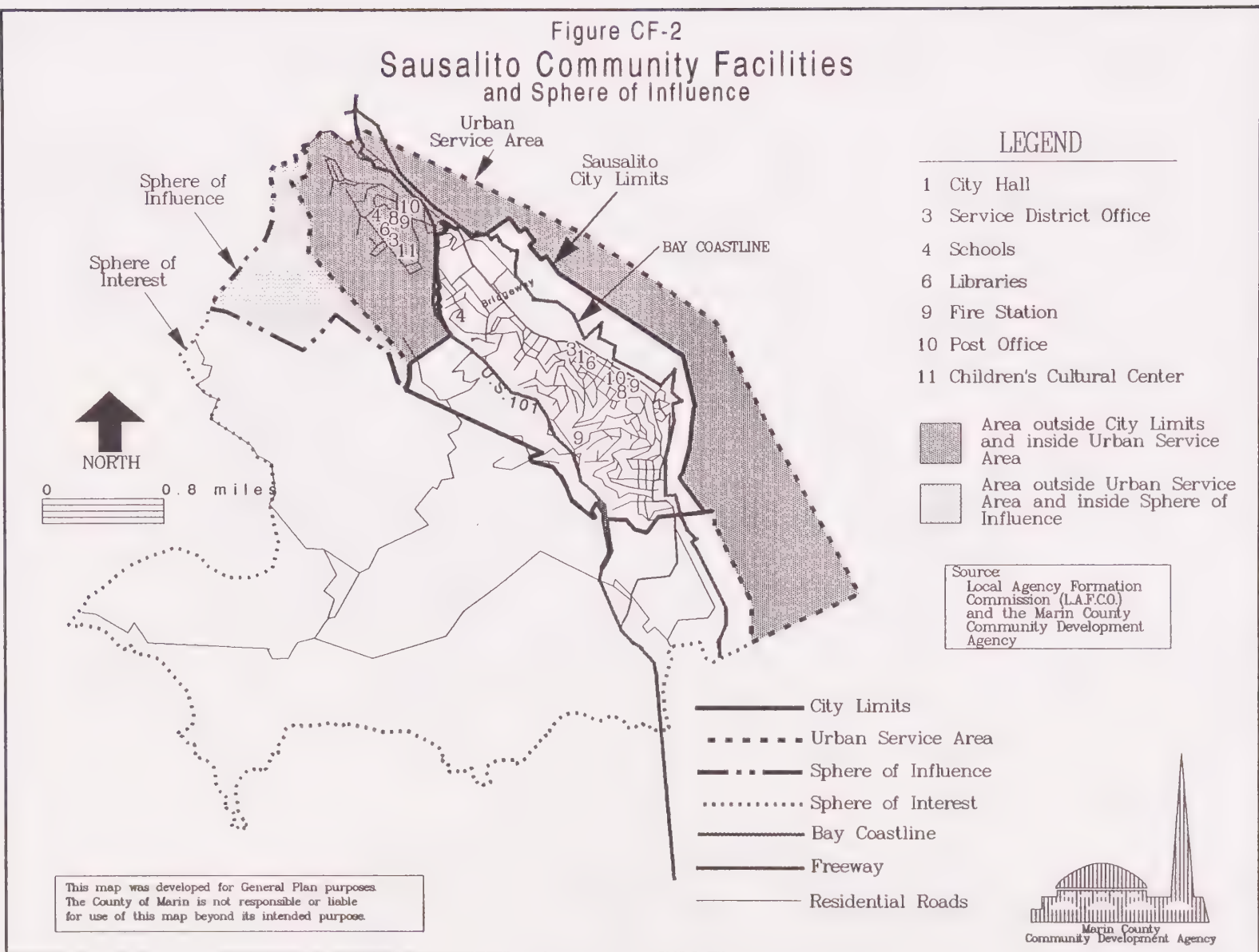


Figure CF-3  
Tiburon Community Facilities  
and Sphere of Influence

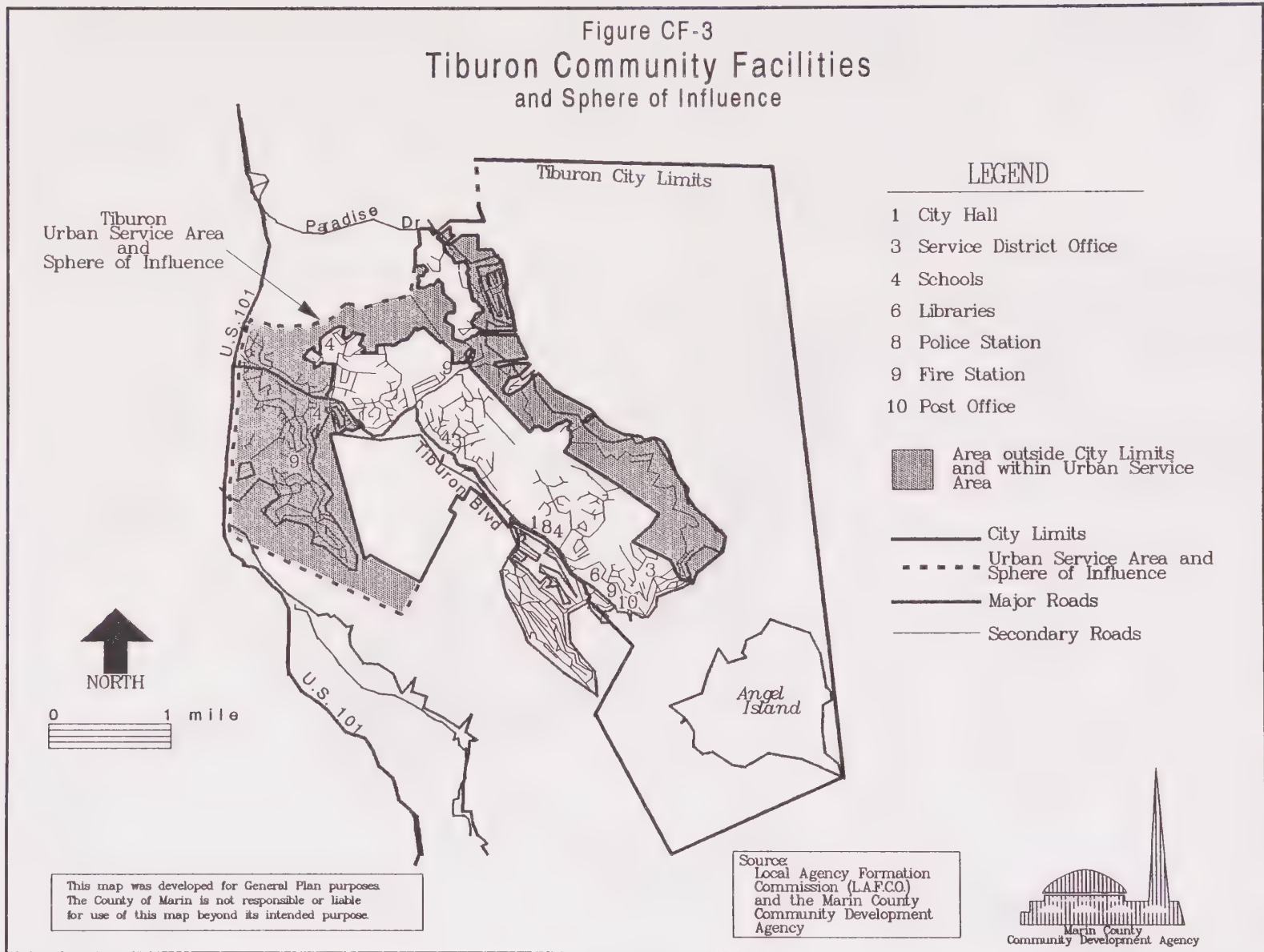
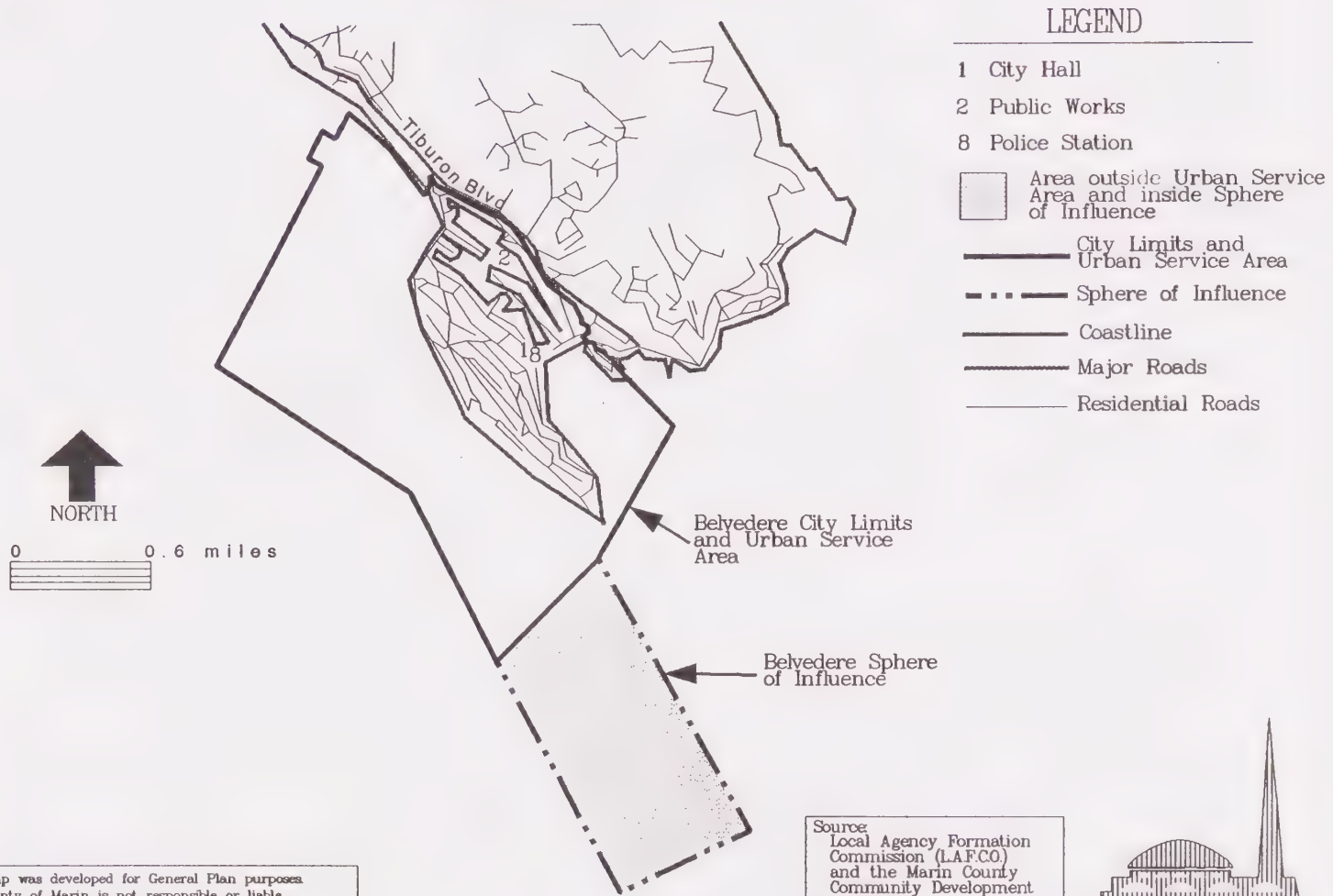


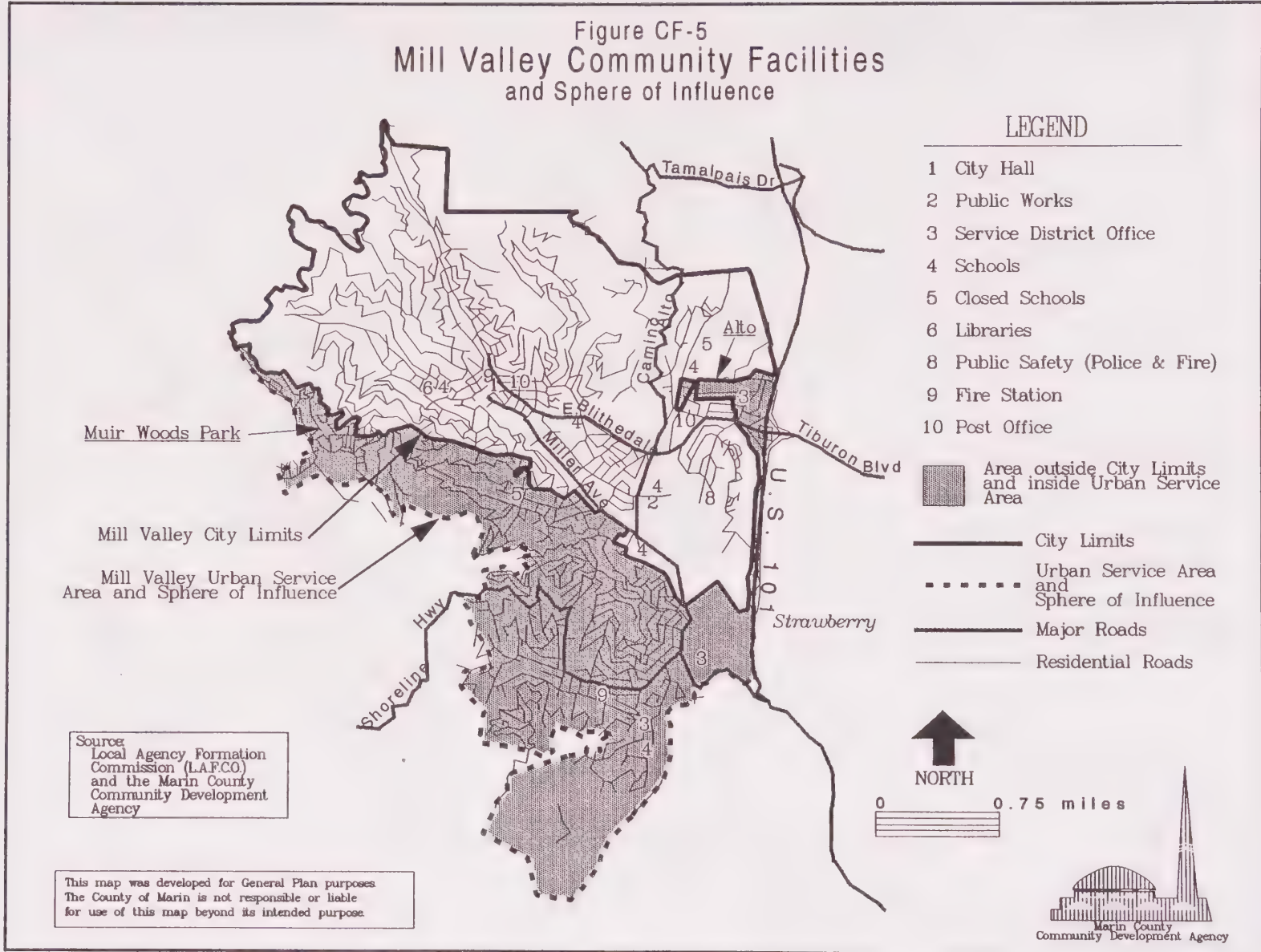


Figure CF-4  
Belvedere Community Facilities  
and Sphere of Influence

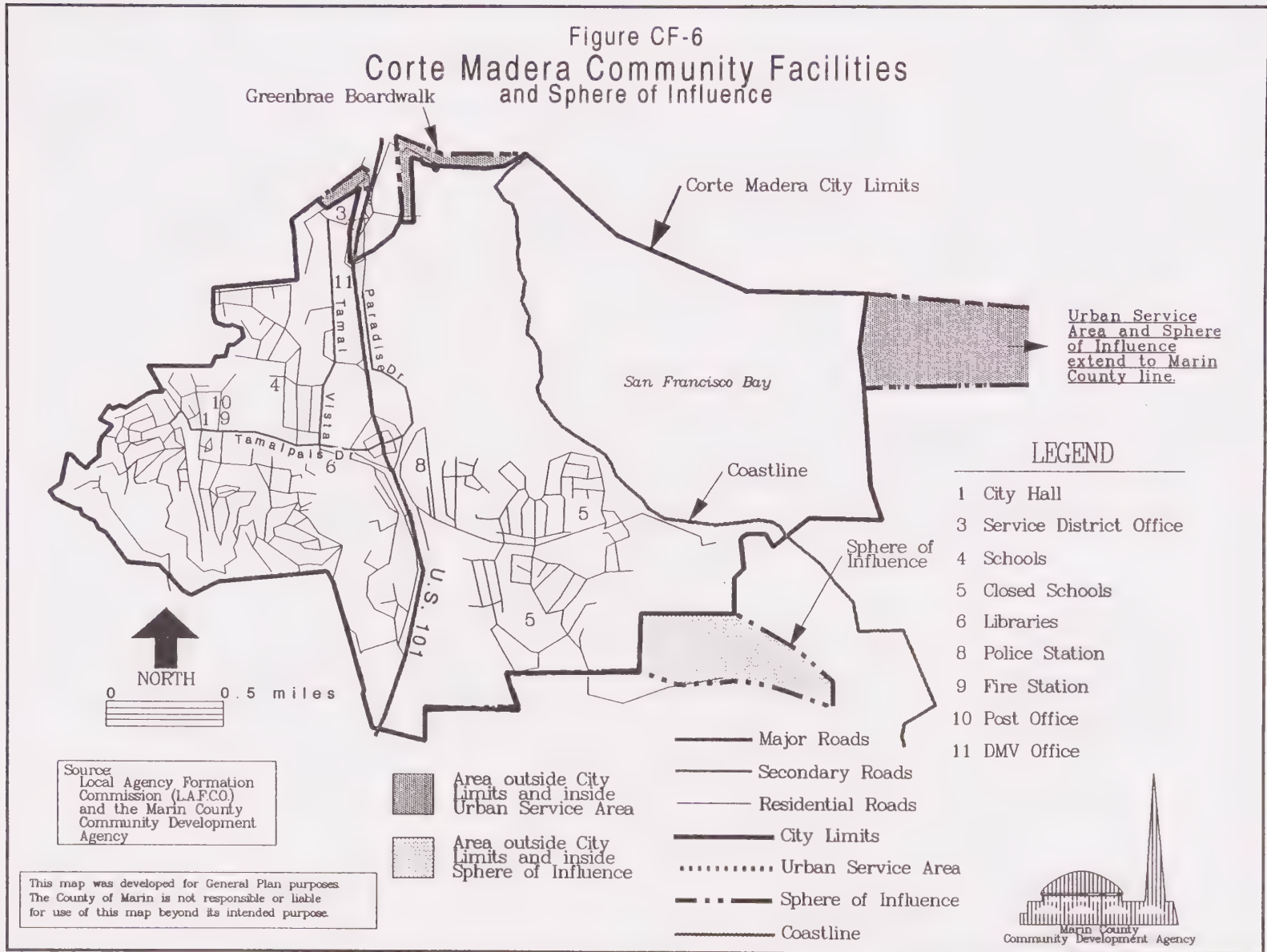


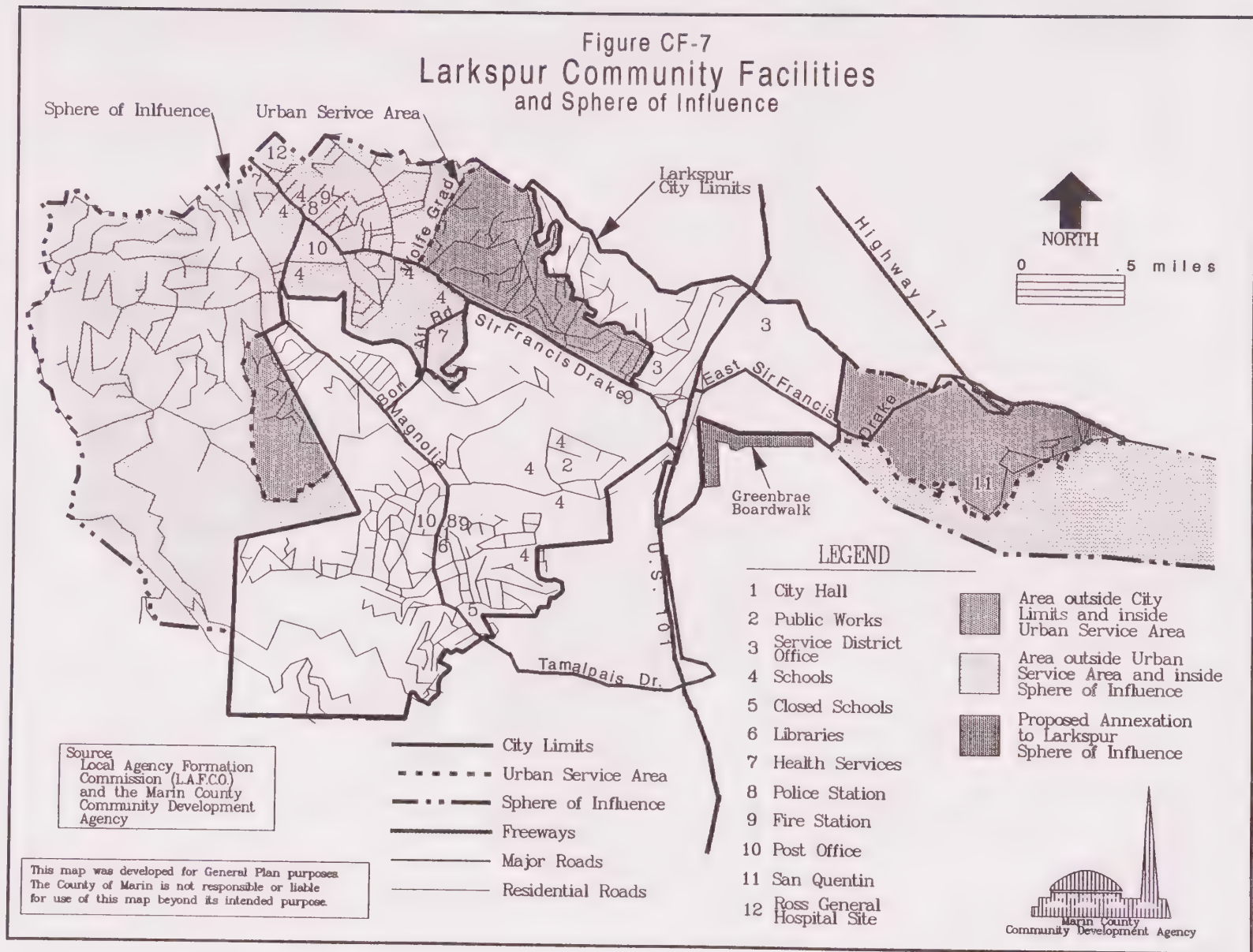
This map was developed for General Plan purposes.  
The County of Marin is not responsible or liable  
for use of this map beyond its intended purpose.

Figure CF-5  
Mill Valley Community Facilities  
and Sphere of Influence











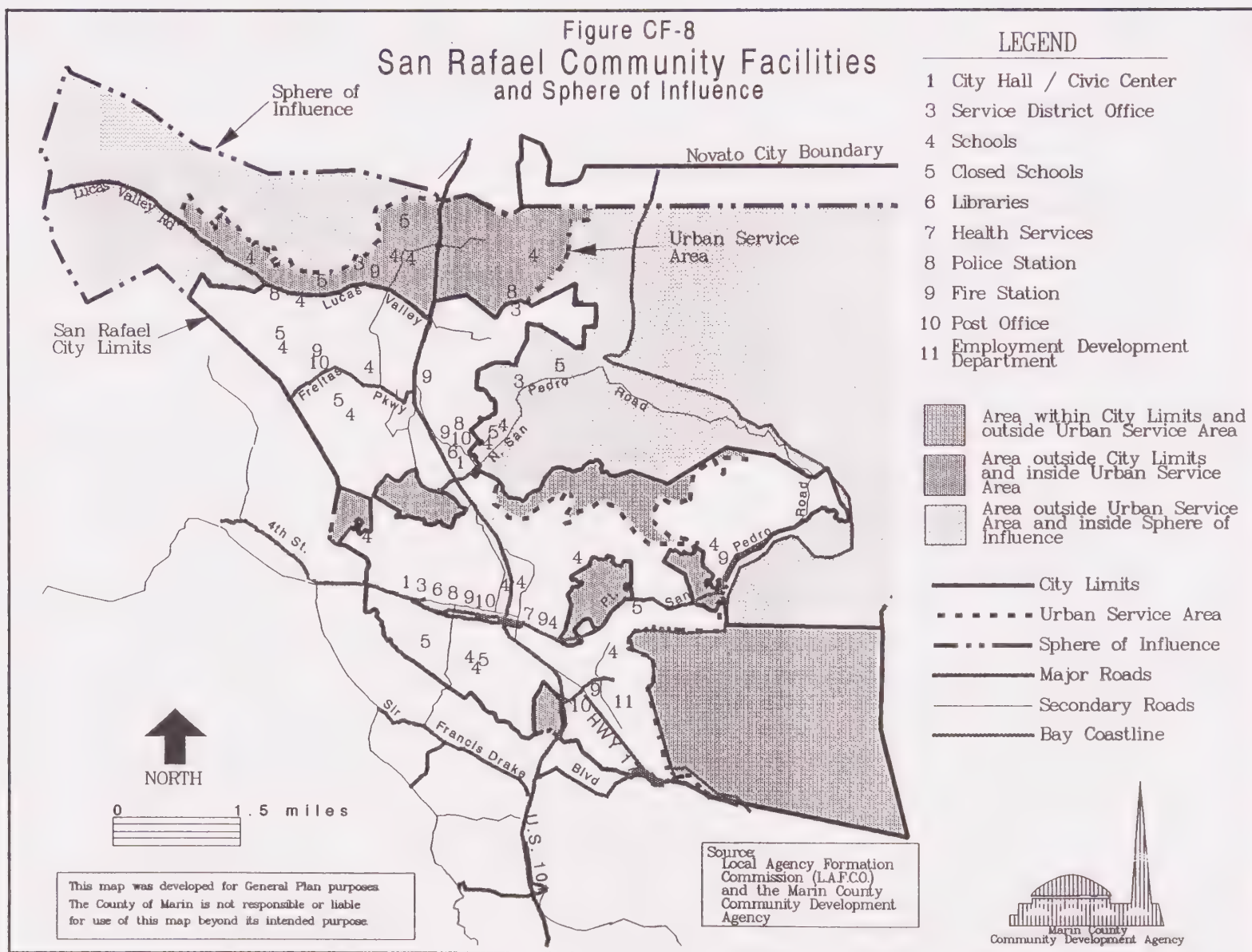


Figure CF-9  
Ross Community Facilities  
and Sphere of Influence

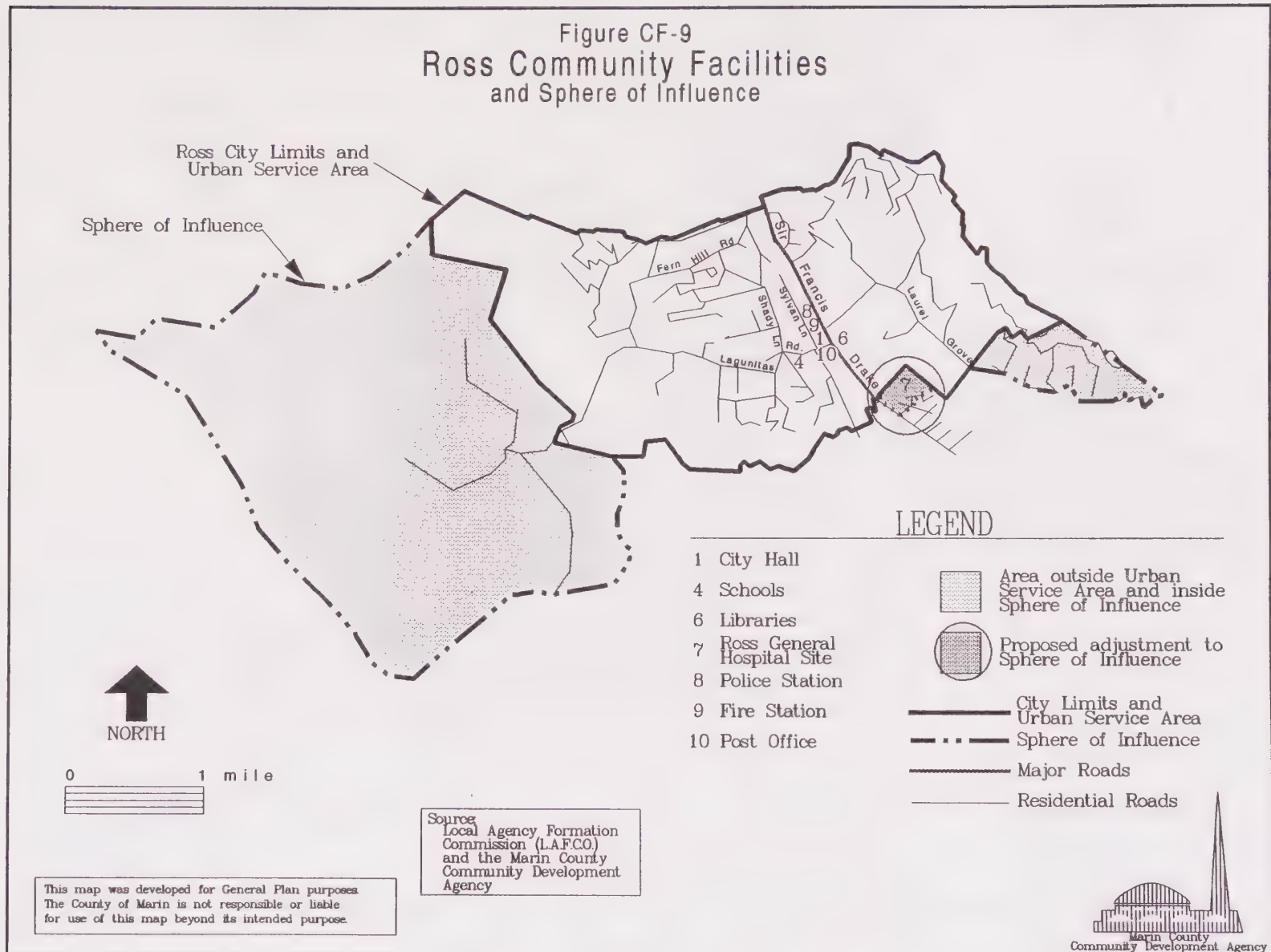




Figure CF-10  
San Anselmo Community Facilities  
and Sphere of Influence

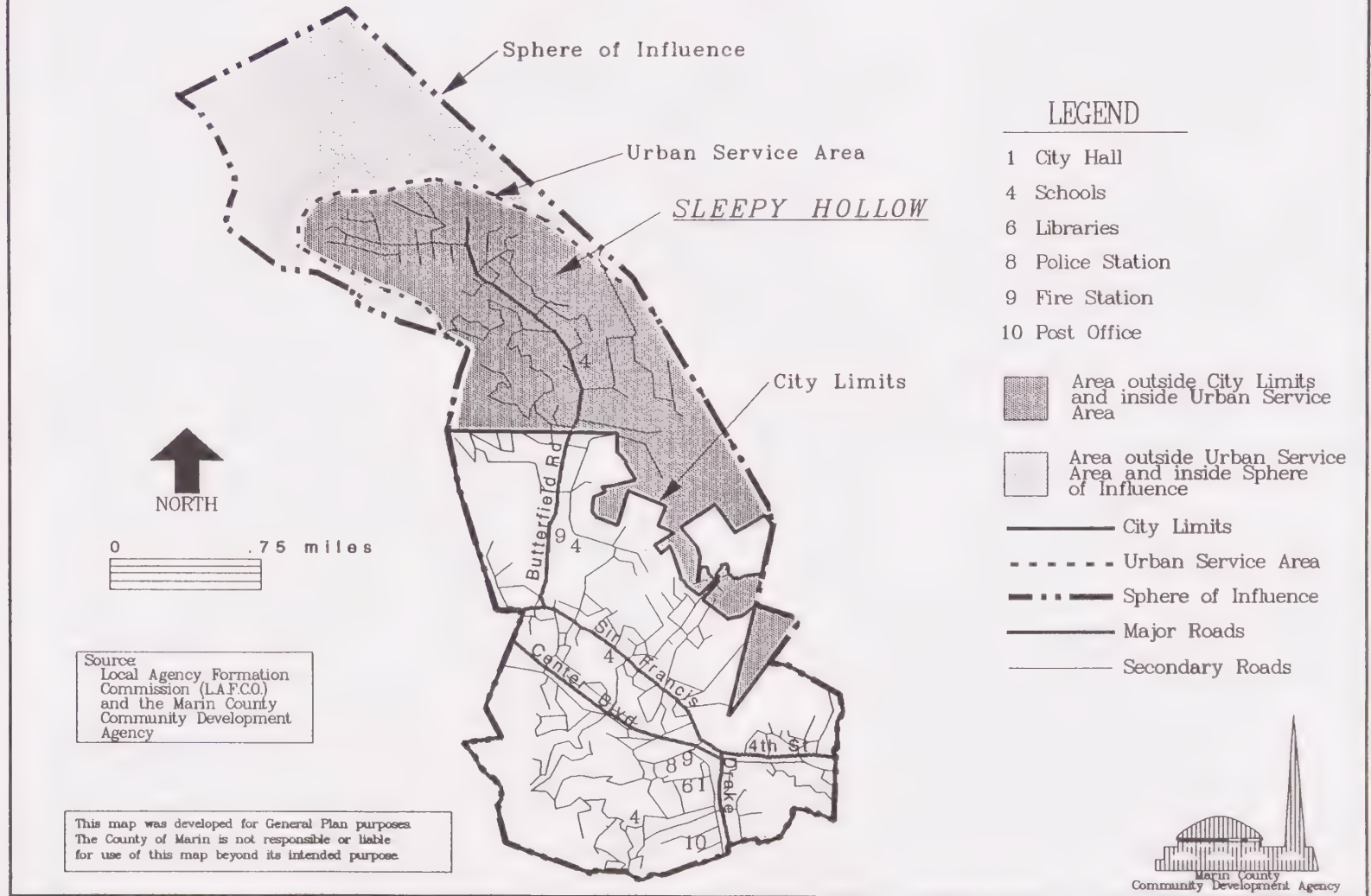


Figure CF-11  
Fairfax Community Facilities  
and Sphere of Influence

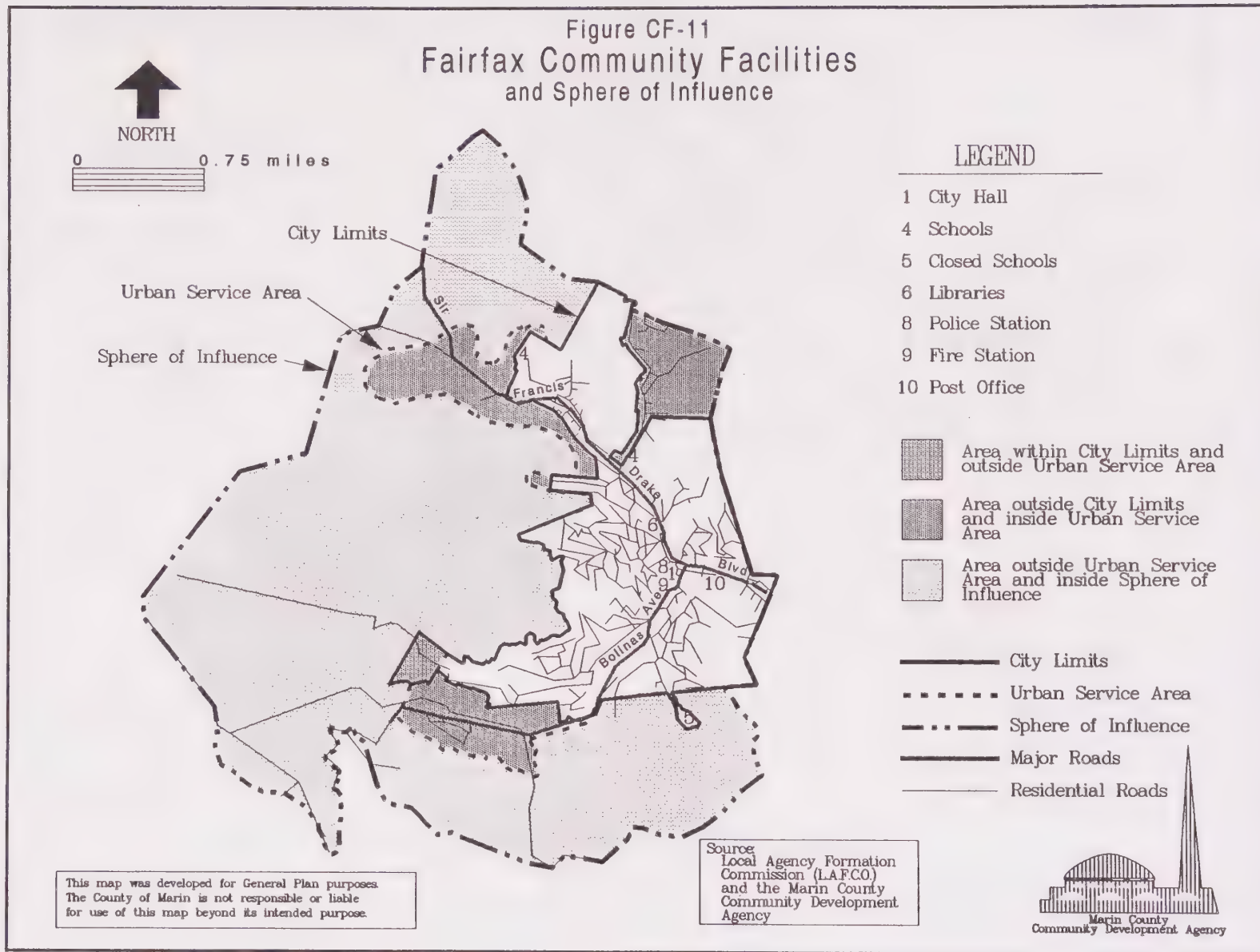
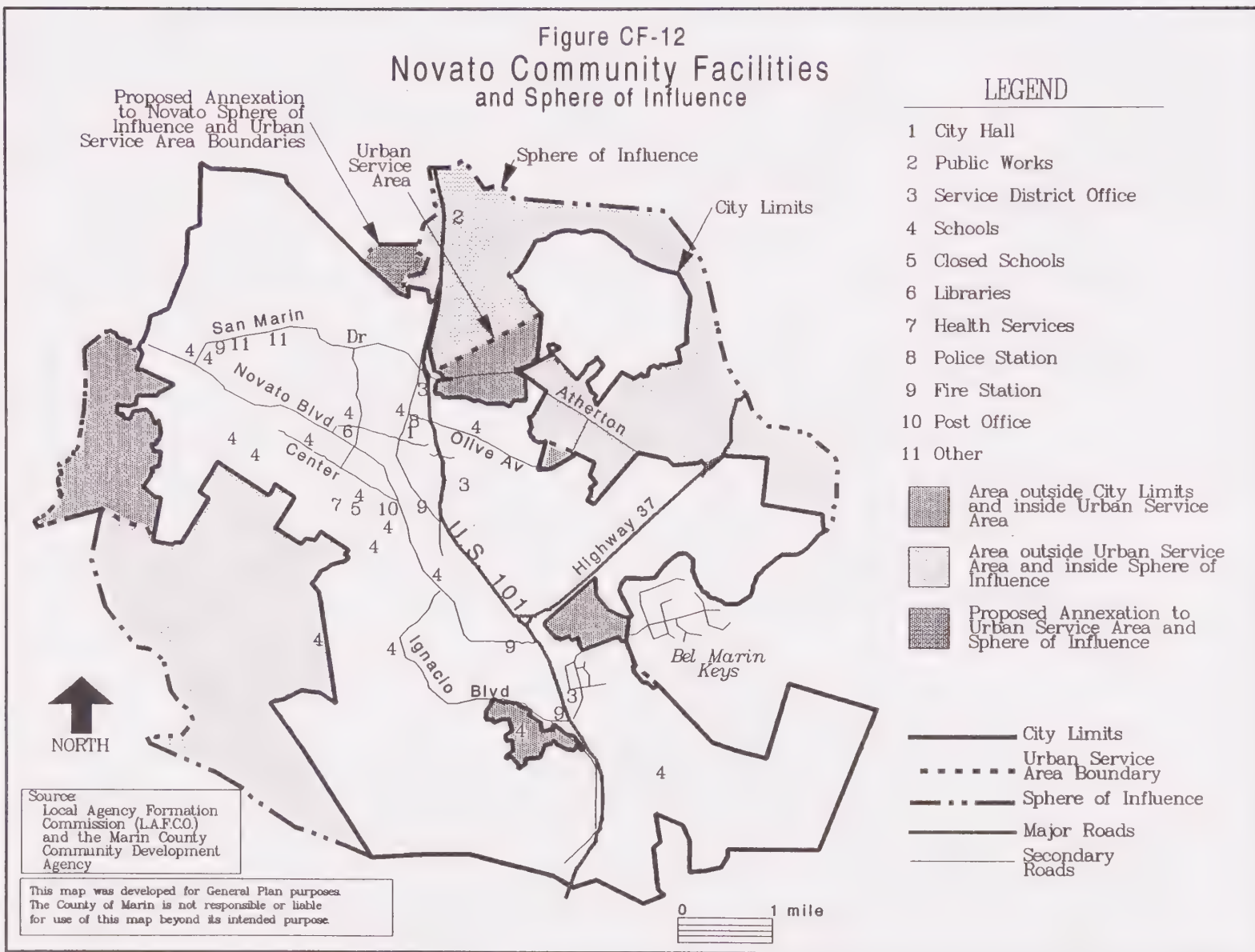




Figure CF-12  
 Novato Community Facilities  
 and Sphere of Influence



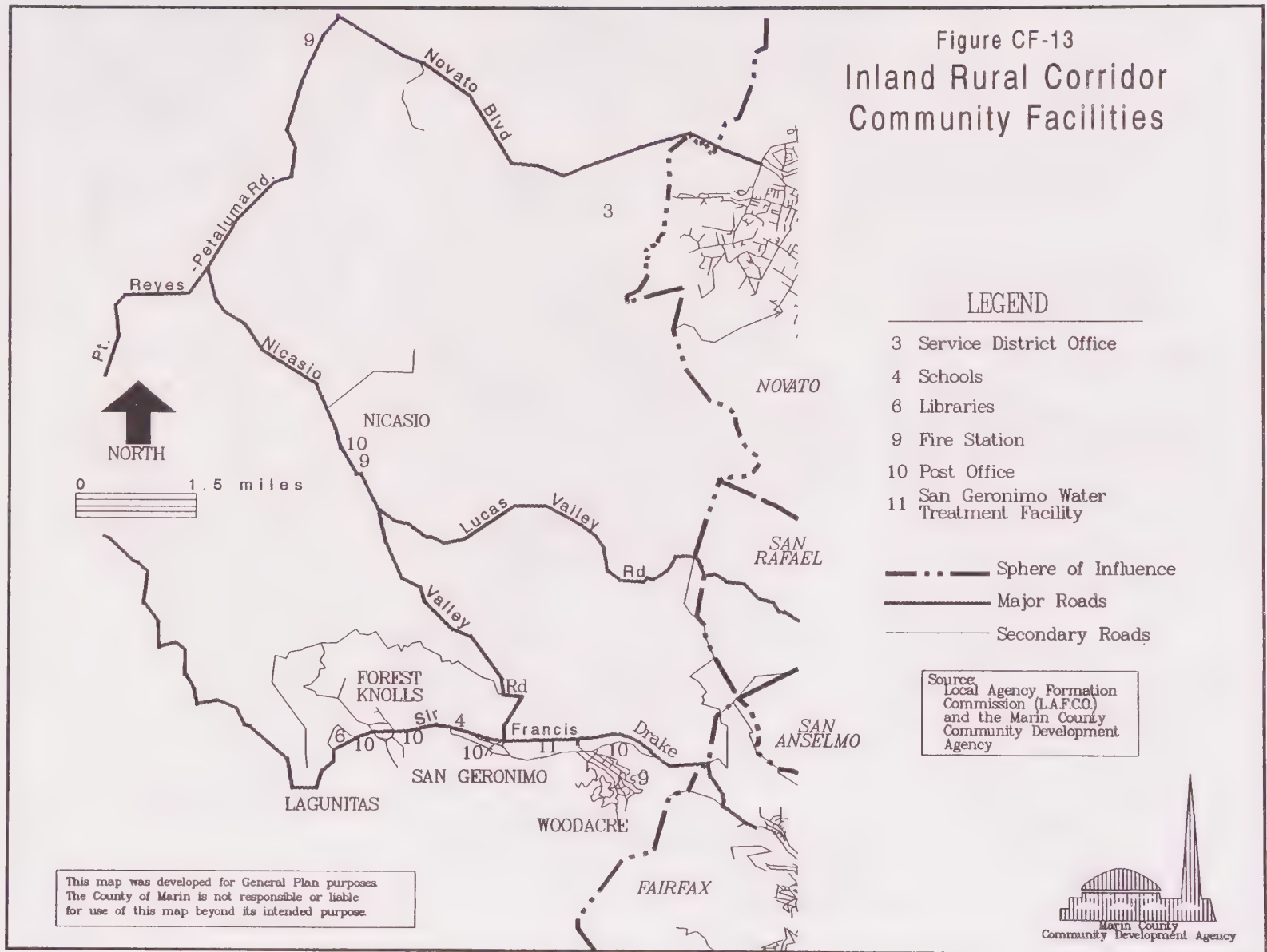
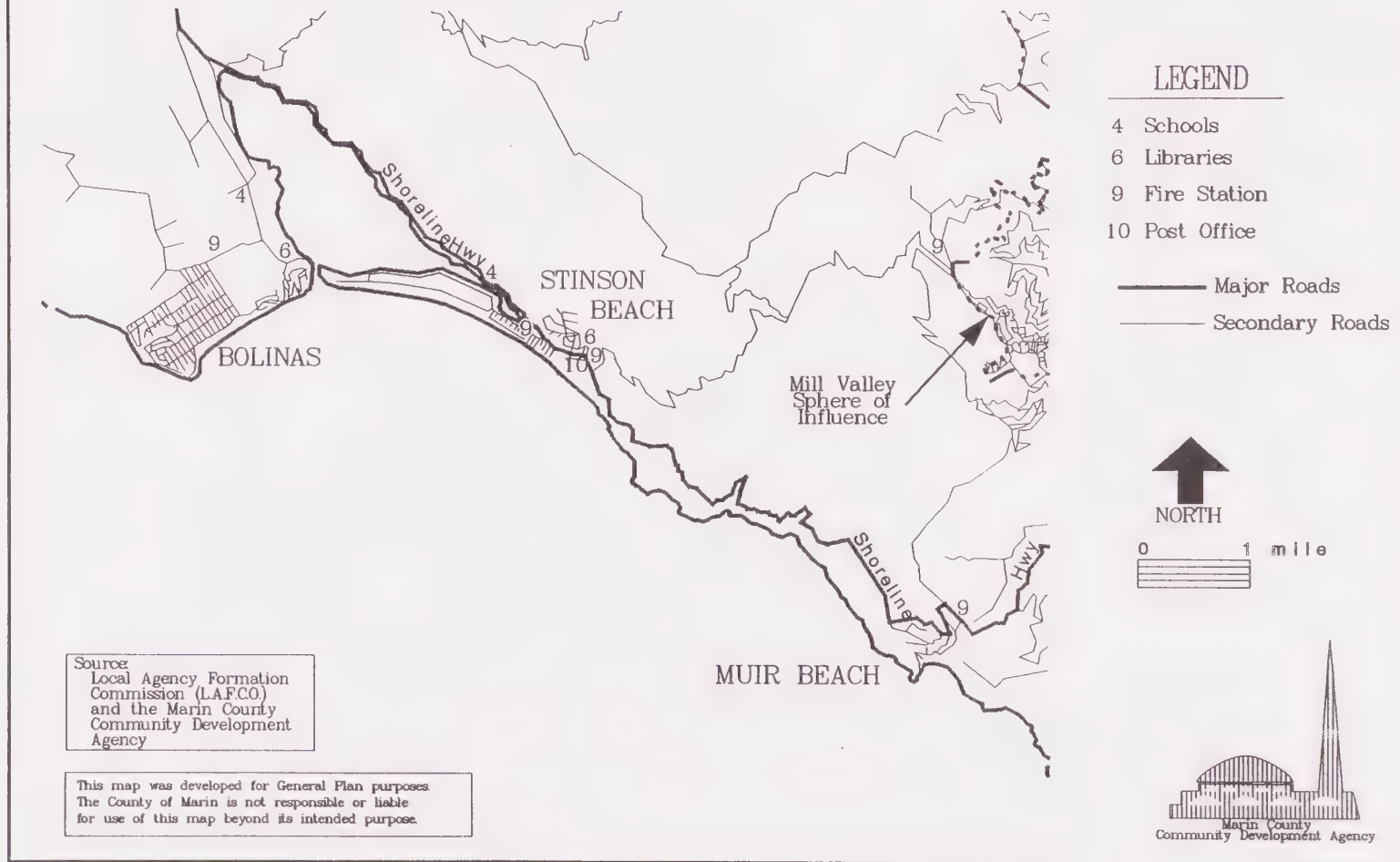




Figure CF-14  
**Coastal Community Facilities**  
(Bolinas, Stinson Beach and Muir Beach)



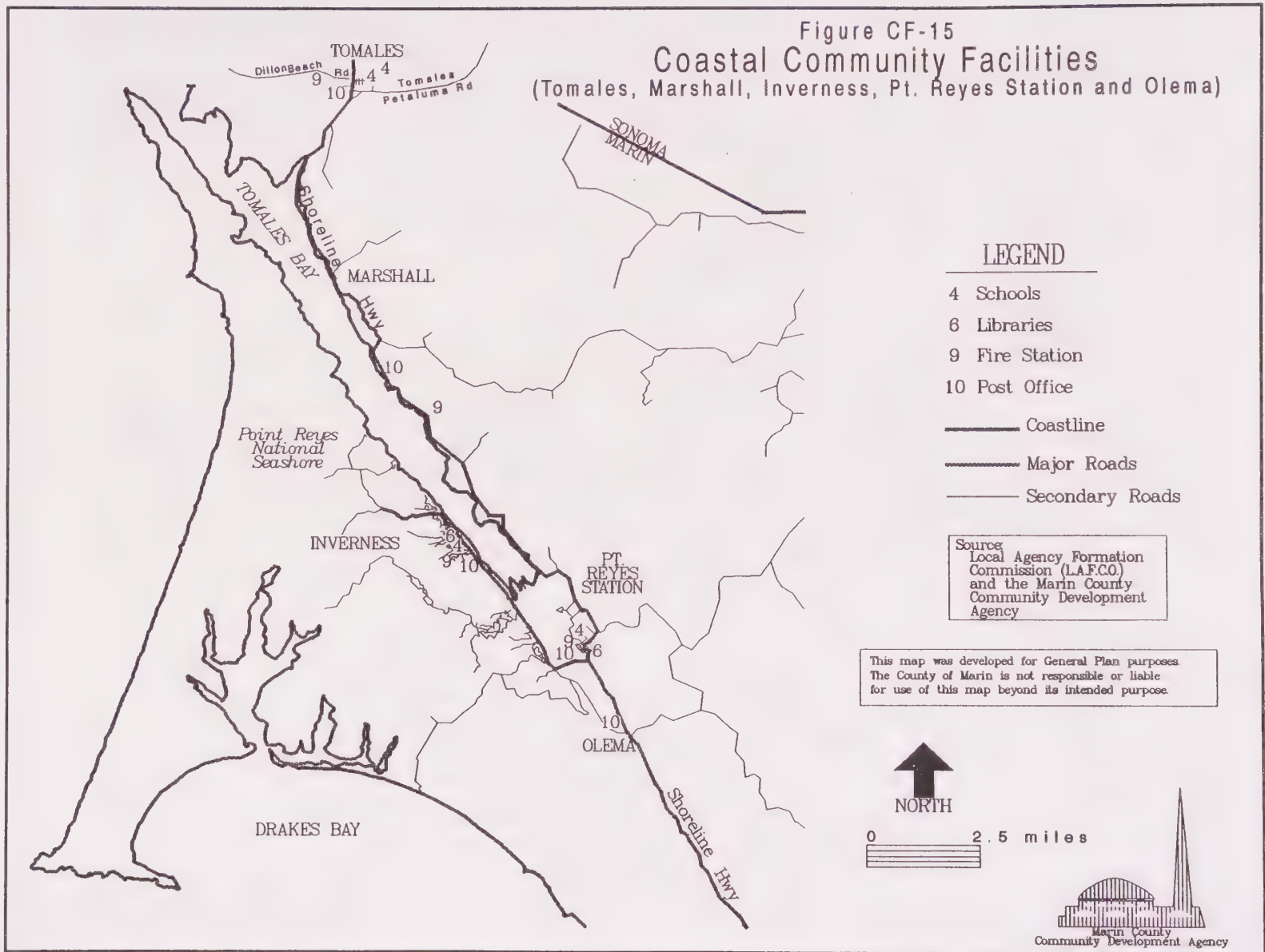




Figure CF-16  
MARIN COUNTY  
FIRE DISTRICTS

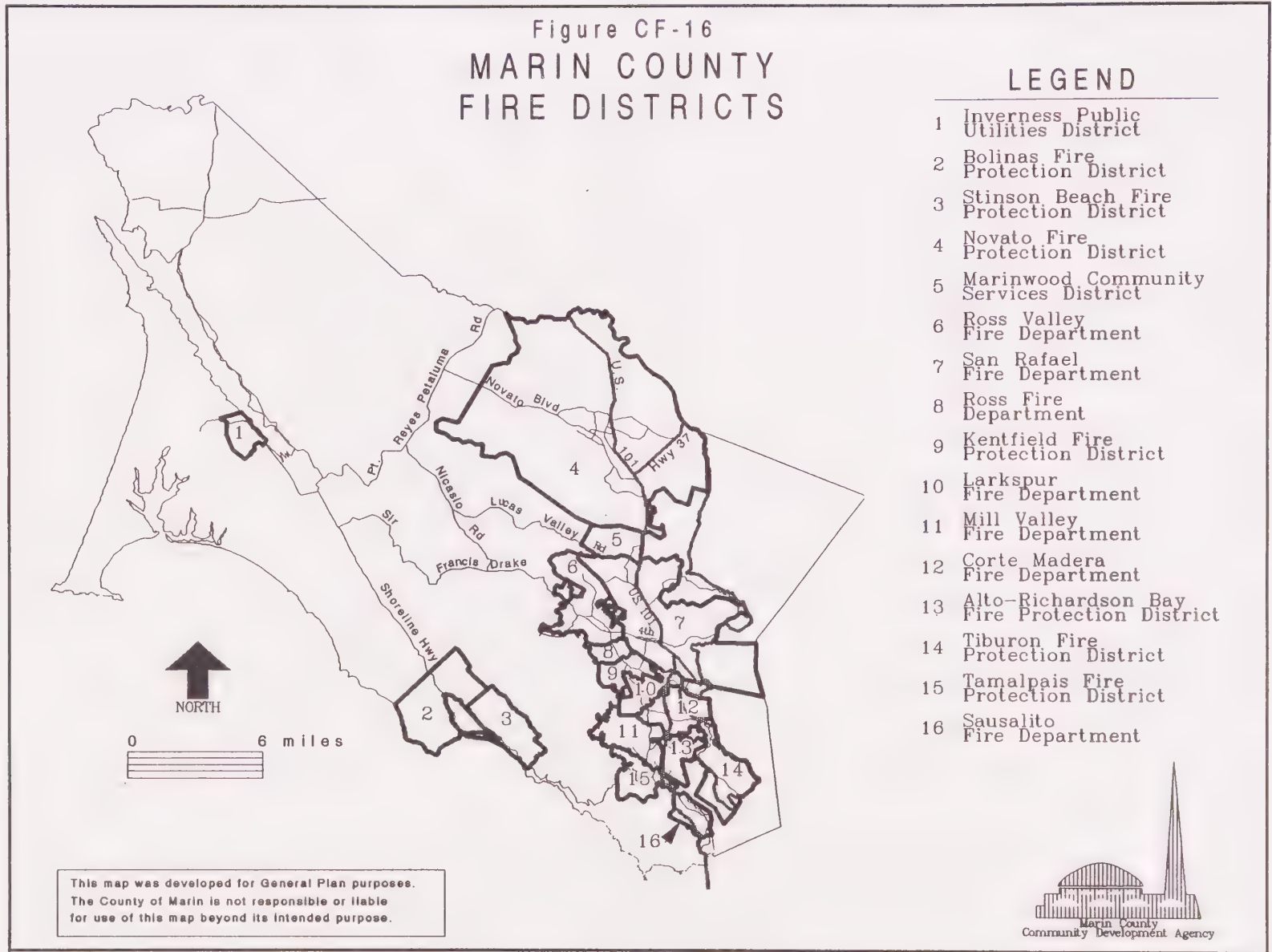


Figure CF-17  
STATE RESPONSIBILITY AREAS (SRA)

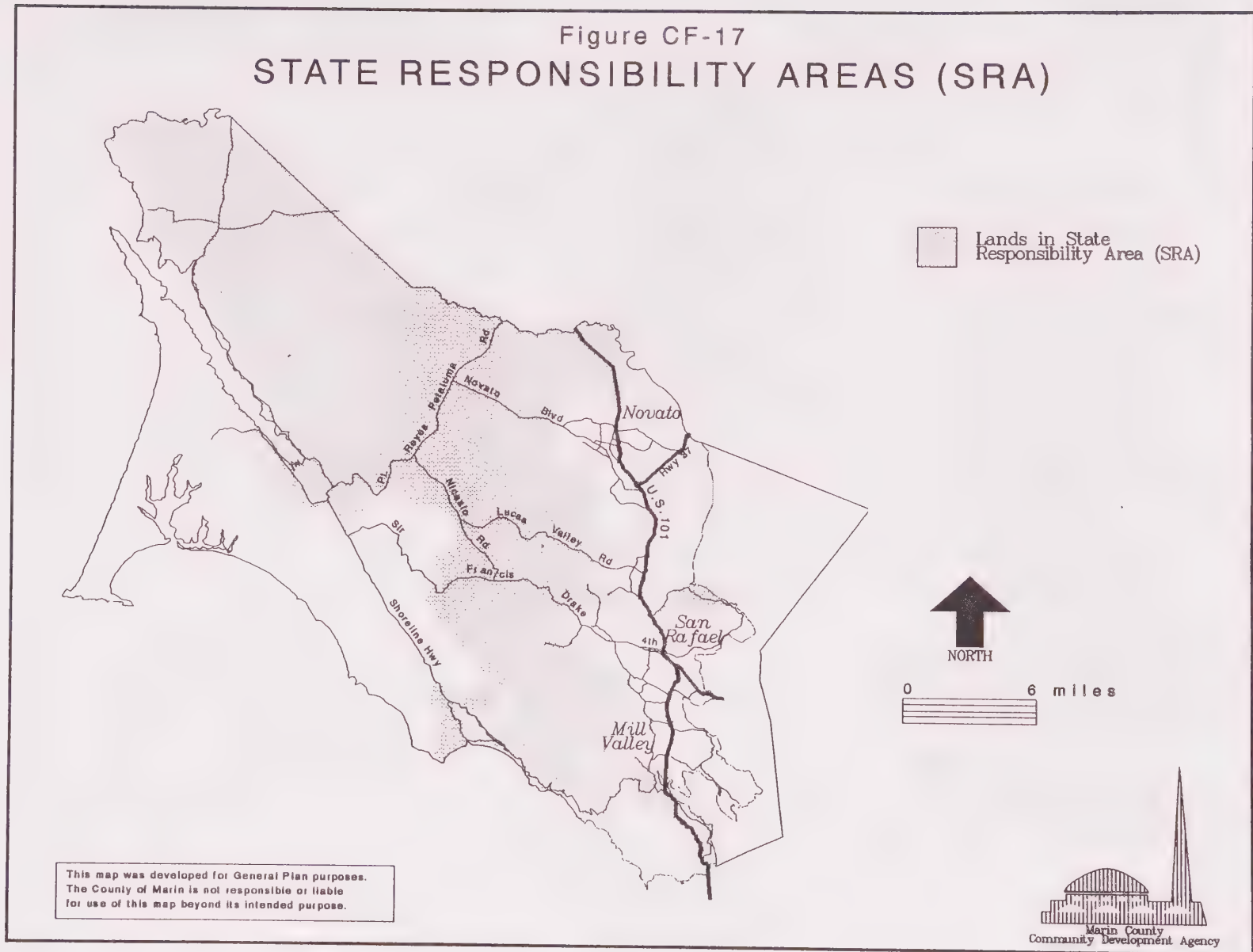
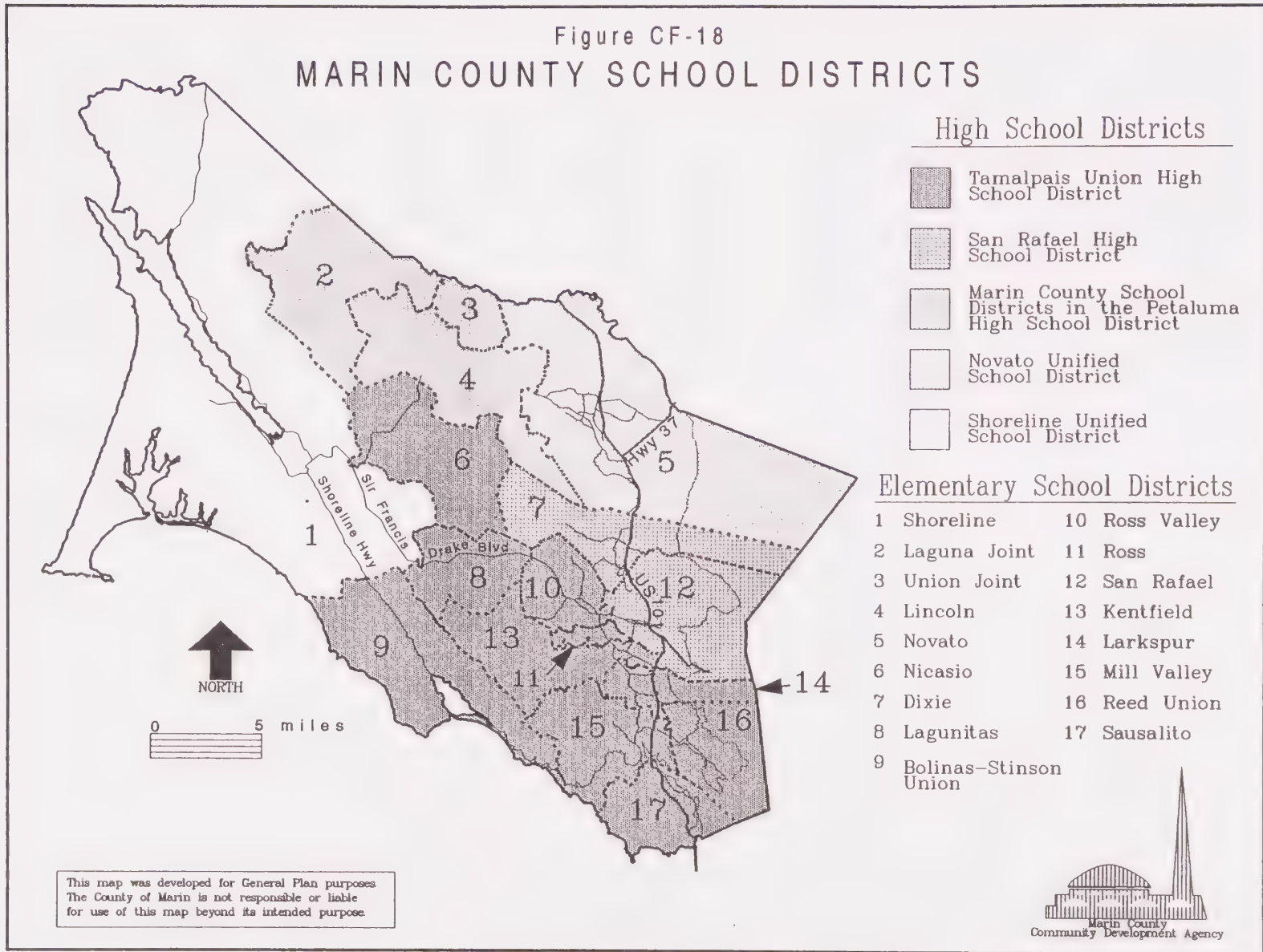


Figure CF-18  
MARIN COUNTY SCHOOL DISTRICTS





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